



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 23, 2003
Time: 7:00 p.m.

Present:

Chairperson - Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning &
Development
General Manager, Engineering
General Manager, Finance,
Technology & HR
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section
Manager, Land Development,
Engineering

A. ADOPTION OF MINUTES

1. Council-in-Committee - June 16, 2003

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the minutes of the

Council-in-Committee meeting held on June 16, 2003, be received.

RES.R03-1681

Carried

2. Regular Council - June 16, 2003

It was

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the minutes of the Regular Council

meeting held on June 16, 2003, be adopted.

RES.R03-1682

Carried

Councillor Higginbotham announced the passing of Paul Easton last Saturday evening from pancreatic cancer. Paul Easton was a former Councillor with the City of Surrey from 1982 to 1987. He was a well-liked Councillor who helped establish Surrey's own library system, was Council representative to the Parks, Recreation & Culture Commission from 1982 to 1984, and as an ex-football player, ensured Surrey had the best athletic fields in the Lower Mainland.

She continued that prior to being elected to Council, Paul served as a volunteer with the Parks, Recreation & Culture Commission until he was appointed to Council in 1981. He chaired the Parks, Recreation & Culture Commission in 1980 and 1981, and chaired the

Finance Committee from 1982 to 1986. Paul Easton leaves behind his wife Carmen and three children. A private memorial service will be held on June 25, 2003 at 2:00 p.m.

B. DELEGATIONS - PRESENTATIONS

1. **2003 Honey Hooser Scholarship Award**
Ms. Elizabeth Mary Francis Hagiepetros
Ms. Jeanette Banta, President
Peace Arch Weavers & Spinners Guild
Hooser Weaving Centre
Mr. Doug R. Hooser
File: 0290-20HH; 0550-20-10

Mayor McCallum presented Ms. Elizabeth Mary Francis Hagiepetros with the 2003 Honey Hooser Scholarship Award. Ms. Hagiepetros thanked Mr. Hooser and the members of Council for the scholarship, which will aid her in her chosen field of fashion design.

Mayor McCallum also presented the 2003 Honey Hooser Scholarship Award to Ms. Jeannette Banta, President, Peace Arch Weavers & Spinners Guild.

Ms. Banta expressed thanks to Mayor and Council for the scholarship award and noted that the Peace Arch Weavers & Spinners Guild had scheduled three upcoming events: July 30 - Annual Spin-In at Stewart Farmhouse; September 13, 2003 - Second Annual Sheep-to-Shawl competition; and November 15, 2003 - annual sale of hand spun, hand woven textiles.

2. **Jarnail Singh, Artist**
10th Anniversary Banner
File: 0550-20-10

Jarnail Singh, artist, was in attendance to be presented with a 10th anniversary banner from the Mayor and Council.

Mayor McCallum congratulated Mr. Singh for his winning 10th anniversary banner design.

Councillor Villeneuve commented that she sits on the Public Art Advisory Committee and noted that Mr. Singh has been in Canada for two years and is one of the best known Indo-Canadian visual artists winning several contests, including one for his mural design for a new temple in Surrey. She continued that Mr. Singh is also well-known for his fine portraiture work.

B. DELEGATIONS - PUBLIC HEARING

- 1. Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 36 Amendment By-law, 2003, No. 15032**

Rezoning Application: 7902-0379-00

ADDRESS: CIVIC/LEGAL
12486 - 108 Avenue/PID: 007-332-327, North 346.37 Feet,
Lot "B", Except: Part Subdivided by Plan 28323, Sec. 20,
B5N, R2W, NWD, Plan 3231

APPLICANT: Sukhbir Brar, Sukhraj Brar, Ranjit & Sukhjit Saraon and
Manjit Gill
c/o Ranjit Saraon
9520 - 124A Street
Surrey, B.C. V3V 7G2

PROPOSAL: "Surrey Official Community Plan By-law, 1996,
No. 12900", is further amended, in Division A. of
Schedule B Temporary Use Permit Areas, under the
heading Temporary Industrial Use Permits by adding new
Temporary Industrial Use Permit Area No. 12 "Temporary
Truck Parking Facility" to allow the temporary parking and
storage of vehicles including trucks for a period not to
exceed two years.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There was correspondence on table from R. Szczecink and V. Villemil indicating opposition to the proposed application.

There were no persons present to object to the proposed application.

- 2. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 80 Amendment By-law, 2003, No. 15037**

Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15038

Rezoning Application: 7902-0351-00

ADDRESS: CIVIC/LEGAL
11251 - 132 Street/PID: 011-147-890, Lot "F", Except:
Firstly: Part on Statutory Right of Way Plan 5719:
Secondly: Parcel "One" (Exp. Plan 17319), Thirdly: Part on
Plan LMP41622, Sec. 9, B5N, R2W, NWD, Plan 5585

APPLICANT: Fraserview Terrace Ltd.
c/o Matthew Cheng, Architect
210 - 2223 W Broadway
Vancouver, B.C.

PROPOSAL: **BY-LAW 15037**
To authorize the redesignation of the property from Commercial (COM) to Multiple Residential (RM).
BY-LAW 15038
To rezone the property from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13192) to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT
To vary "Surrey Zoning By-law, 1993, No. 12000", Part 22, Section F, as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.); and
- (b) To reduce the side yard setback along a flanking street from 7.5 metres (25 ft.) to 5.2 metres (17 ft.).

The purpose of the rezoning, redesignation and development variance permit is to permit the development of a 48-unit townhouse project.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

Mayor McCallum noted that J. Morris had registered opposition in writing to the proposed rezoning application.

There were no persons present to object to the proposed rezoning application.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15050**

Rezoning Application: 7902-0295-00

ADDRESS: **CIVIC/LEGAL**
13909 - 102 Avenue/PID: 001-005-685, Parcel "A",
(M36721E) of Lot 1, Sec. 26, B5N, R2W, NWD, Plan 9717
13919 - 102 Avenue/PID: 011-437-073, Lot 2, Sec. 26,
B5N, R2W, NWD, Plan 9717

APPLICANT: 646902 B.C. Ltd.
c/o Matthew Cheng
210 - 2223 W. Broadway
Vancouver, B.C. V6K 2E4

PROPOSAL: To rezone the properties from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 22, Section F, as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- (b) To reduce the rear yard setback, from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) for Building E shown on to Schedule A;
- (c) To reduce the rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building B shown on Schedule A;
- (d) To reduce the side yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) Building B shown on Schedule A the and 3.8 metres (12 ft.) for balconies;
- (e) To reduce the side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building A shown on Schedule A and 4.8 metres (15 ft.) for balconies.

The purpose of the rezoning and development variance permit is to permit the development of 35 townhouse units in Surrey City Center.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

There was correspondence on table from S. Tejay and S. and M. Abbot, indicating opposition to the proposed rezoning application.

There were no persons present to object to the proposed rezoning application.

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15045

Rezoning Application: 7902-0296-00

ADDRESS: CIVIC/LEGAL
10884 - 156 Street/PID: 010-302-689, Lot 1, Sec. 15, B5N, R1W, NWD, Plan 17053

**10900 - 156 Street/PID: 001-816-551, Lot 51, Sec. 15,
B5N, R1W, NWD, Plan 52471**

APPLICANT: Yu Chan Chen, Mei-Feng Wu, Jeng Li-Chu Chen and
Huei-Hsing & Su-Hwi Chen Huang
c/o H.Y. Engineering Ltd. (Richard Brooks)
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: To rezone the properties from "One-Acre Residential Zone
(RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into
approximately 13 single family lots.

The Notice of the Public Hearing, except the legal description, was read by the
City Clerk. The location of the properties was indicated to the Public Hearing.

There was correspondence on table from C. Leighton stating opposition to the
proposed application.

Alan Martin, 10935 - 157 Street, was in attendance and commented that he works
as a Project Manager for a general contractor, and is not against development as
such. However, he raised concerns regarding the infill plans for the proposed
subdivision. He questioned the narrow lot widths and voiced concern regarding
the potential for decreased property values.

Ken Wayne, 15659 - 109 Avenue, was in attendance and commented that he had
concerns regarding the narrow lot widths. He noted that he objected to the
proposed application.

Mr. Stasny, 10860 - 156 Street, was in attendance and commented that he had
concerns regarding the lane access to the proposed development. He added that
the lane should be straight and not angled and asked if the development would
have design guidelines.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15046**

Rezoning Application: 7902-0239-00

ADDRESS: CIVIC/LEGAL
**16946 - 104 Avenue/PID: 004-621-336, Lot 2, Sec. 6,
Twp 9, NWD, Plan 13437**

APPLICANT: Parvinder Gill
c/o Kuldip Randhawa
12859 - 107 Avenue

Surrey, B.C. V3T 2E8

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into 2 single family lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

Petra Wise, 16962 - 104 Avenue, was in attendance and commented that she objects to the proposed development. She added that there are 8 mature trees on the eastern edge of edge of property offering shade and privacy. She continued that 3 trees are to remain and she requested that the other 5 also be spared. She also raised questions regarding the location of the proposed temporary driveway.

Daniel Williams, 16926 - 104 Avenue, was in attendance and commented that he would like to see the existing trees preserved.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15034**

Rezoning Application: 7903-0011-00

ADDRESS: CIVIC/LEGAL
9431 - 159A Street/PID: 009-907-521, Lot 10, Sec. 35,
Twp 2, NWD, Plan 14229

APPLICANT: June Remy
9431 - 159A Street
Surrey, B.C. V4N 2L8

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into two (2) single family lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to object to the proposed rezoning.

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15035**

Rezoning Application: 7903-0100-00

Councillor Hunt left the meeting at 7:36 p.m. due to a potential conflict of interest as he lives in the immediate vicinity of the proposed development.

ADDRESS: CIVIC/LEGAL
6725 - 152 Street/PID: 011-049-154, S ½, Parcel "A"
(Exp. Plan 7603), Lot 1 Except: Parcel "4", (Bylaw
Plan 62482); Sec. 15, Twp 2, NWD, Plan 4079
6745 - 152 Street/PID: 011-049-243, N ½, Parcel "A"
(Exp. Plan 7603) Lot 1 Except: Parcel "3" (Bylaw
Plan 62482); Sec. 15, Twp 2, NWD, Plan 4079
15124 - 68 Avenue/PID: 010-366-920, Lot "D", Sec. 15,
Twp 2, NWD, Plan 21262

APPLICANT: Balwinder & Rajinder Jagdeo, Westminster Credit Union,
Sansar Johal, and Dalbir & Balwinder Johal
c/o Coastland Engineering & Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

PROPOSAL: To rezone the properties from "One-Acre Residential Zone
(RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit the development
of approximately 29 single family residential lots.

The Notice of the Public Hearing, except the legal description, was read by the
City Clerk. The location of the properties was indicated to the Public Hearing.

There were no persons present to object to the proposed rezoning application.

Councillor Hunt returned to the meeting at 7:36 p.m.

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15036**

Rezoning Application: 7903-0029-00

ADDRESS: CIVIC/LEGAL
7395 - 148 Street/PID: 006-486-134, Lot 74, Sec. 22,
Twp. 2, NWD, Plan 4261

APPLICANT: Ronald & Norma Fujikawa
7395 - 148 Street
Surrey, B.C. V3S 4S5

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into approximately 6 single family lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed rezoning application.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15040**

Rezoning Application: 7902-0392-00

ADDRESS: CIVIC/LEGAL
Portion of 6172 - 150 Street/PID: 002-640-236, Lot "C",
Except Part Subdivided by Plan 32092; Sec. 10, Twp 2,
NWD, Plan 13385
6197 - 152 Street/PID: 013-214-543, Parcel "D" (Exp.
Plan 9111) NE ¼, Sec. 10, Twp 2, Except: Firstly:
Parcel "E", (Ref. Plan 6940), Secondly: Parcel "5" (Bylaw
Plan 62479), Thirdly: Part Dedicated Road on Plan
LMP32965 NWD
6332 - 150 Street/PID: 011-057-581, Lot 21, Except:
Firstly: Parcel "A", (Ref. Plan 11526) Secondly: Part Red
on Plan With Bylaw Filed 35265, Sec. 10, Twp 2, NWD,
Plan 3981
6177 - 152 Street (also shown as 6307 - 152 Street)/
PID: 009-546-791, Lot "C", Sec. 10, Twp. 2, NWD,
Plan 20786
6311 - 152 Street/PID: 009-009-531, Lot 47, Except:
Firstly: Parcel B (Bylaw Plan 62479), Secondly: Part
Dedicated Road on Plan LMP32941, Sec. 10, Twp. 2,
NWD, Plan 28871
6279 - 152 Street/PID: 008-502-048, Lot 51 Except: Part
Dedicated Road on Plan LMP33335, Sec. 10, Twp 2,
NWD, Plan 37756
6225 - 152 Street (also shown as 6221 - 152 Street)/
PID: 013-214-471, Parcel "E" (Ref. Plan 6940), of
Parcel "D" (Exp. Plan 9111) of NE ¼, Sec. 10, Twp 2,
NWD

6219 - 152 Street/PID: 012-161-331, Lot 9, Except: Firstly: Parcel F (Bylaw Plan 62479), Secondly: Part Dedicated Road on Plan LMP32965, Sec. 10, Twp 2, NWD, Plan 1421

6187 - 152 Street/PID: 001-624-288, Lot 10 Except: Firstly: Parcel G (Bylaw Plan 62479), Secondly: Part Dedicated Road on Plan LMP32876, Sec. 10, Twp 2, NWD, Plan 3981

6165 - 152 Street/PID: 011-057-491, Lot 11 Except: Firstly: Parcel "H" (Bylaw Plan 62479), Secondly: Part Dedicated Road on Plan LMP33184, Sec. 10, Twp 2, NWD, Plan 3981

6147 - 152 Street/PID: 011-057-521, Lot 12, Except: Firstly: Parcel J, (Bylaw Plan 62479); Secondly: Part Dedicated Road on Plan LMP33185, Sec. 10, Twp 2, NWD, Plan 3981

APPLICANT: Panorama Village Homes Ltd., Robert & Geraldine O'Brien, James & May Sullivan, William Piercy, Robert Marlow, Amrik & Balwinder Bath, Sunjeev & Sukhjinder Bath, Tarsam Bath, and Surrey Cedar Ltd. c/o Polygon Development 148 Ltd. (Lilian Arishenkoff) Suite 900 - 1333 West Broadway Vancouver, B.C. V6H 4C2

PROPOSAL: To rezone 6165, 6177 (also shown as 6307), 6187, 6197, 6225 (also shown as 6221), 6219, 6279, 6311 - 152 Street, 6332 - 150 Street and a portion of 6172 - 150 Street (shown as Block A), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and 6147 - 152 Street from "Light Impact Industrial Zone (IL)" and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

PERMITTED USES: The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Blocks 1, 2 and 3 (as shown on Schedule B attached hereto)

The *lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- (a) *Ground-oriented multiple unit residential buildings;* and
- (b) *Child care centres,* provided that such centres:

- (i) Do not constitute a singular use on the *lot*; and
- (ii) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

2. Block 4 (as shown on Schedule B attached hereto)

The *lands* and *structures* shall be used for only one *single family dwelling*.

The purpose of the rezoning is to permit the development of 3 townhouse projects comprised of approximately 460 townhouse units.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

There was correspondence on table from E. Buffle requesting noise buffering for the protection of the properties, from B. Rawlins, Real Estate Development Group, and seven form letters from the Merchants of Sullivan voicing their concerns regarding the proposed application.

The Mayor indicated that I. Bodner had indicated opposition to the proposed Development but had registered as not wishing to speak.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That the information submitted by

Ms. Arishenkoff be received.

RES.R03-1683

Carried

Lilian Arishenkoff, Development Manager, Polygon Development 148 Ltd., 1333 West Broadway, Vancouver, B.C., was in attendance and commented that Polygon has assembled 30 acres in the South Newton NCP for a comprehensive rezoning Master Plan community to feature 460 town homes to be constructed over the next 4 - 5 years. She continued that there are two NCP amendments proposed. She added that a Department of Fisheries and Ocean stream protection area would be provided as well as a bio-filtration pond on site. She added that the second amendment is an extensive multi-family design to the southern boundary of site in keeping with the comprehensive development of the area.

Ms. Arishenkoff noted that the density of the site would be the same or slightly less than that proposed in the NCP. She continued that Polygon would not require variances for the project and that Project 1 is designed for first time home buyers; Project 2 would cater to families and move-up buyers; and Project 3 would cater to the actively retired market. She added that the name "Gillis Walk" is being considered as a possible name for the project and that Polygon has been able to preserve open spaces throughout the site. She noted that the amenity building

would be built during the first phase of the project. She added that a heritage walkway would be created along the former spur rail-line, linking the site to other neighbourhoods. The proposed Cambridge Elementary School would be built at the same time and an extensive buffer provided along 152 Street, including modifications to existing retaining wall.

Greg Sewell, 101, 19292 - 60 Avenue, was in attendance and commented that he supports the proposed application.

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That correspondence submitted by

Mr. Sewell be received.

RES.R03-1684

Carried

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15055**

Rezoning Application: 7903-0079-00

ADDRESS: CIVIC/LEGAL
Portion of 7378 - 124 Street/PID: 004-197-771,
Parcel "A", (Statutory ROW Plan 16547), N½, Lot 30,
Sec. 19, Twp 2, NWD, Plan 1234
7398 - 124 Street/PID: 012-044-326, Parcel "A" (Exp.
Plan 15128), Lot 27, Sec. 19, Twp 1, NWD, Plan 1234

APPLICANT: Dorothy Hunt, Maurice Taylor and City of Surrey
c/o Ekam Development Ltd. (Jagdip Sivia & Mike Weir)
12579 - 89 Avenue
Surrey, B.C. V3V 1A4

PROPOSAL: To rezone the properties from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into 29 single family lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

The Mayor noted that J. Grewal and J. Sivia had registered their support for the proposed application.

There were no persons present to object to the proposed rezoning application.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15033**

Rezoning Application: 7903-0027-00

ADDRESS: CIVIC/LEGAL
9381 - 160 Street/PID: 011-325-780, South 153 Feet, Lot 3
Except: The South 33 Feet; Sec. 35, Twp 2, NWD,
Plan 8554

APPLICANT: Palwinder and Jasmeet Sehmbi
c/o Mainland Engineering Corporation (Avnash Banwait)
#204 - 7795 - 128 Street
Surrey, B.C. V3W 4E6

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into approximately four (4) single family lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

Jessie Bains, 9430 - 159A Street, was in attendance and commented that he had a petition with 60 signatures signed by local residents and business owners opposing the access to the proposed development. He noted he did not oppose the proposed development, however, he did have concerns regarding the lane access and safety of children in the area.

There was a 24 Signature Petition on table voicing their concerns with the proposed application.

**12. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15044**

Rezoning Application: 7903-0003-00

ADDRESS: CIVIC/LEGAL
18582 - 68 Avenue/PID: 013-229-737, East 5 Chains Legal
Subdivision 5, Sec. 16, Twp 8, Except: The North 33 Feet,
NWD

APPLICANT: William Lee and Huan Ci Zhuo
c/o Holden Yip
#3 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

PERMITTED USES: The *Lands* and *structures* shall be used for *one single family dwelling* on each *lot*.

The purpose of the rezoning is to allow subdivision into approximately 69 small urban lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There was correspondence on table from the Residents of Heartland Development voicing concerns regarding the proposed application.

The Mayor noted that I. Chohan and T. Arbuthnot had registered as not wishing to speak and had indicated support for the proposed development application.

Kim Phillips, 18282 - 66 Avenue, was in attendance and reported that she supports the proposed rezoning application.

Dennis Malchuk, 6659 - 185A Street, was in attendance and raised a question regarding the installation of a sidewalk along 185A Street. He raised concerns regarding the width of 66A and 67A Streets, which makes it very difficult for fire trucks to access the area. He discussed concerns regarding additional students in the local schools and noted that he was not in opposition to the proposed application.

Tricia Gage, 18529 - 67A Avenue, was in attendance and stated that she appreciated the developer meeting with the area residents to listen to their concerns. She then noted her concerns regarding increased traffic and fire department access, and driveways eliminated for Lots 28 and 29.

Richard Brooks, agent for the developer, was in attendance and discussed fire access. He noted that he was cognizant of the neighbours' concerns and it was apparent that the majority of concerns focused on 185A street as well the existing street to the west. He continued that subsequent to the meeting, he made a number of site inspections and observed that there is a narrow street in 185A Street, which would be widened to full width. He added that the original proposal provided for a 15 m road dedication consistent with the cross section detail of the neighbourhood.

Mr. Brooks noted that the client has agreed to widen the road on 158A Street to improve access for fire trucks. He continued that the main traffic concern would be traffic coming from the north on 67A Avenue, heading south on 158A Street through 67 Avenue. He added that 67 Avenue would access onto the lane.

13. **Surrey Official Plan By-law, 1996, No. 12900,
No. 81 Amendment By-law, 2003, No. 15051**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15052**

Rezoning Application: 7902-0086-00

**ADDRESS: CIVIC/LEGAL
5940 - 176 Street/PID: 006-336-353, Lot 230, Sec. 8,
Twp 8, NWD, Plan 48970**

**APPLICANT: Rodeo Motor Inn Ltd.
c/o Coast Architectural Group (David Eaton)
1690 - W. 2nd Avenue
Vancouver, B.C. V6J 1H3**

**PROPOSAL: BY-LAW 15051
To authorize the redesignation of the property from
Multiple Residential (RM) to Town Centre (TC).
BY-LAW 15052
To rezone the property from "Family Residential Zone
(R-F)" (By-law 5942) to "Comprehensive Development
Zone (CD)" (By-law 12000).**

PERMITTED USES

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Retail stores* excluding the following:
 - (a) *adult entertainment stores*; and
 - (b) *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Office uses* excluding the following:
 - (a) *social escort services*; and
 - (b) *methadone clinics*.
6. *Tourist accommodation*.
7. *Indoor recreational facilities*.
8. *Entertainment uses* excluding the following:
 - (a) *arcades*; and
 - (b) *adult entertainment stores*.
9. *Community services*.
10. *Child care services*.

11. *Multiple unit residential buildings* may be provided subject to such use forming an integral part of the commercial uses on the *lot*.

The purpose of the rezoning is to permit the development of a mixed-used multiple residential/commercial development in Cloverdale Town Centre.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

Marie Cooper, 5937 - 124A Street, was in attendance and commented that she was speaking on behalf of W. Cooper, residing at 17661 - 58A Avenue. She noted that she wished to register opposition to the OCP amendment from Multi-Family to Town Centre. Ms. Cooper then noted that residents in the core area of Cloverdale had purchased their homes and expected the area to remain multi-family residential similar to the homes across the street on 176A. With respect to By-law No. 15052, she wished to register opposition to the commercial endeavour.

**14. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15054**

Rezoning Application: 7902-0304-00

ADDRESS: **CIVIC/LEGAL**
Portion of 6614 - 186 Street/PID: 003-276-813, Lot 4,
Legal Subdivision 6, Sec. 16, Twp 8, NWD, Plan 25370
6700 - 186 Street/PID: 024-830-810, Lot 1, Sec. 16, Twp
8, NWD, Plan LMP46777

APPLICANT: 423108 B.C. Ltd. and City of Surrey
c/o Carson Nofle & Focus Architecture
109 - 1528 McCallum Road
Abbotsford, B.C. V2S 8A3

PROPOSAL: **BLOCK B**
To rezone a portion of 6614 - 186 Street from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000).
BLOCK D
To rezone a portion of 6700 - 186 Street from "Drive-In Theatre Zone (P-D)" (By-law No. 5942) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000).
BLOCK A & C
To rezone a portion of 6700 - 186 Street from "Drive-In Theatre Zone (P-D)" (By-law No. 5942) and "Suburban

Residential Zone (RS)" (By-law No. 5942) to "One-Acre Residential Zone (RA)" (By-law No. 12000).

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000" Part 22.1, Section F and H, as follows":

- (a) To reduce the setback of the projecting columns to the north property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (b) To reduce the setback of the projecting columns to the southwest property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (c) To reduce the setback of the projecting columns to the south property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (d) To reduce the setback of the projecting columns to the southeast property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (e) To allow two visitor parking stalls in the northwest corner of the site to be located within the required setback..

The purpose of the rezoning and development variance permit is to permit approximately 198 townhouse units and future development of a park site.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

The Mayor noted that I. Chohan and K. Phillips had registered as not wishing to speak and indicated support for the proposed development application.

There were no persons present to speak to the proposed rezoning application.

**15. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 79 Amendment By-law, 2003, No. 15030**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15031**

Rezoning Application: 7902-0155-00

**ADDRESS: CIVIC/LEGAL
Portion of 3238 Croydon Drive/PID: 014-071-894,
Lot 27, Except: Firstly; Parcel "A", (Exp. Plan 15976),**

Secondly; Part on SRW Plan 25810, Sec. 27, Twp 1, NWD, Plan 8895

3258 Croydon Drive/PID: 014-071-843, Lot 26, Except: Firstly; Part of SRW Plan 25810, Secondly; Part Dedicated Road on Plan LMP43362, Sec. 27, Twp 1, NWD, Plan 8895

3257 - 152 Street/PID: 011-356-871, Lot 29, Except: Parcel "R", (Bylaw Plan 62662); Sec. 27, Twp 1, NWD, Plan 8895

3287 - 152 Street/PID: 011-356-880, Lot 30, Except: Firstly; Parcel N, (Bylaw Plan 62662), Secondly; Part Dedicated Road on Plan LMP52385, Sec. 27, Twp 1, NWD, Plan 8895

Portion of Croydon Drive/Portion of Road dedicated on Reference Plan 25810

APPLICANT: B.C. Transportation Financing Authority and Torvan Developments Ltd.
c/o Torvan Developments (Ken Schaeffers)
4337 Marguerite Street
Vancouver, B.C. V6J 4G5
c/o Rick Johnson
3184 - 204 Street
Langley, B.C. V2Z 2C7

PROPOSAL: **BY-LAW 15030**
To authorize the redesignation of the site from Suburban (SUB) to Commercial (COM)

BY-LAW 15031
To rezone the properties at 3258 Croydon Drive, 3257, 3287 - 152 Street, portion of 3238 Croydon Drive and portion of Croydon Drive from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

PERMITTED USES: The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A

The *lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- (a) *Automotive service uses* limited to the following:
 - (i.) a car wash; and
 - (ii) a vehicle oil change facility.

2. Block B

The *lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- (a) *Eating establishments* excluding *drive-through restaurants*.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Sign By-law, 1999, No. 13656", Section 27(2), Sub-section (a), as follows:

- (a) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the west elevation of the oil change building shown on Schedule A, which forms part of this permit.
- (b) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the west elevation of the car wash building shown on Schedule A, which forms part of this permit.
- (c) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the northeast elevation of the Keg restaurant building shown on Schedule A which forms part of this permit

The purpose of the rezoning, redesignation and development variance permit(s), is to permit the development of a car wash and oil change facility and a Keg restaurant and additional business identification fascia signs.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

Mayor McCallum noted that S. Ringer, L. Rockwell, S. Adams, D. Gray, J. Adams, R. Johnson, P. Loyick, M. Weir had registered as not wishing to speak and expressed their support for the proposed development application.

Ed Holden, President, Potters Nursery, 15860 - 24 Avenue, was in attendance and commented that he supported the proposed application and welcomed Keg Restaurant to the area. He noted the only concern he had would be the loss of access from Croydon Avenue and that he preferred a left-in access to his property.

It was

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the 959-signature petition submitted by

Mr. Holden be received.

RES.R03-1685

Carried

Phil DeClerck, 3121 - 147 Street, was in attendance and commented that he owns the West Coast Lube and Oil Car Wash along with partner, Sean Adam. He added that the community needs a car wash in the area and supports the proposal.

Blair Anderson, 15558 - 36 Avenue, was in attendance and commented that, on behalf of the Rosemary Heights Residents Association, there were no objections to the construction of a Keg Restaurant. He noted, however, there was objection to two access roads being cut into the embankment west of 152 Street on the south side of 32 Avenue, which would create traffic problems. He added that the surrounding area has not yet reached its maximum population. He commented that there would be five vehicular traffic junctions within a two-block radius.

Mr. Anderson noted that there were also concerns raised to the proposed car wash and noted that the facility would be unsupervised from 6:00 p.m. to 10:00 a.m., adding opportunity for vandalism and other problems.

Boak Alexander, #83, 15715 - 34 Avenue, was in attendance and commented on a map indicating the surrounding neighbourhoods within the notification area. He noted that only 2 people out of 331 expressed support for the proposed car wash. He added that residents also indicated they did not wish an additional access or egress off 152 Street and that Croydon Avenue be retained for that purpose. Mr. Alexander also noted building setback concerns regarding the proposed development. He continued that there were concerns regarding proposed right-in and right-out access and egress points on 32 Avenue, which would raise significant traffic problems and then discussed park space.

Brian Winter, Regional Sales Director for Pennzoil Canada Inc., was in attendance and expressed support for the proposed car wash.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That correspondence submitted by

Mr. Winter be received.

RES.R03-1686

Carried

Frank Farr, 16028 Delsey Place, was in attendance and commented that he is in support of the proposed development and submitted letters of support from over 120 local residents.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the 120 letters of support be received as

submitted by Mr. Farr.

RES.R03-1687

Carried

Mr. D.M. Stibbs, #40, 3355 - Morgan Creek Way, was in attendance and commented that he was not a member of a committee and did not support the proposed development. He noted the relationship between the proposed Keg Restaurant and the car wash was very disparate. He also raised questions regarding a proposed subdivision in the area and noted his opposition to the proposed development.

Bill Dyck, 3942 - 156B Street, was in attendance and commented that he was opposed to the proposed development application. He noted traffic concerns in the area of 32 Avenue and Highway 99 which could impact traffic patterns for area residents and residents as far away as Cloverdale and Langley.

John Finial, 3776 - 157B Street, was in attendance and commented that he opposed the proposed development saying that until the traffic volume on 156B and 156A streets and adjacent streets is resolved, there should not be further development in the area. He added that he supports the development of the Keg Restaurant.

Leah Scott, 15423 - 46 Avenue, was in attendance and commented that she was opposed to the proposed development due to concerns regarding increased traffic and unsupervised hours of operation for the car wash.

Paul Atkinson, Unit 50, 15450 Rosemary Heights Crescent, was in attendance and reported that he had no affiliation with the developer and added that he clearly supported the proposed development. He noted concerns were raised regarding the unsupervised car wash, however he noted that the developer has eight other such facilities, which are well run. He continued that the addition of the Keg Restaurant would be welcomed in the area.

Candace Hodson, 3439 - 156 Street, was in attendance and commented that she has lived in the area for many years. She noted that area residents had the opportunity to consult the NCP, which reported that 156A and 156B Streets were built as major collector roads. She raised concerns regarding the need for the Lube and Oil facility and voiced unease regarding the lack of night-time supervision at the car wash. Ms. Hodson questioned the petitioning process with respect to addresses listed and canvassers.

Ken Schaeffers, Torvan Developments Limited, 4337 Marguerite Street, Vancouver, B.C., was in attendance and commented that he had met with members of the Rosemary Heights Ratepayers Committee three times to address all concerns raised. He noted that the site would encompass 3.25 acres with over \$135,000 in landscaping over 30% of the site. He continued that public green boulevards would also be provided, representing a 45% green coverage of the

total gross area of 4 acres (almost half the site). Mr. Schaeffers stated that he believes his company has achieved the green gateway to the community as requested.

Mr. Schaeffers noted that the sign variance being requested is minimal and that the car wash and Keg restaurant would be similar in design and appearance. He continued that the car wash would be well managed by a proven management team.

He then noted that the three access points would be used by the entire triangle and that Potters Nursery has agreed to give cross-access rights integrating both properties. He added that the proposal by the Rosemary Heights Ratepayers Association to designate Croydon Road as green space would not benefit the city nor see an increase in tax revenue.

Mr. Schaeffers summarized that he has addressed the concerns of the area residents by moving the Keg building further back on the property, providing more landscaping, modifying light glare to be contained within the property and not spill over onto Highway 99, and the Car Wash owner would provide surveillance video cameras. He emphasized the fact that the car wash owner is a successful, proven manager of these types of facilities in the Lower Mainland.

Mr. Schaeffers then added that he has been doing business in Surrey for 28 years, that he has met all requirements outlined by the Advisory Design Panel, and that speed bumps would be installed on the property.

Mr. Schaeffers introduced members of the Keg organization and in response to a question, the statement was made that closing times for the Keg are 10:00 p.m. Monday through Thursday, 11:00 p.m. Friday and Saturday, and 9:30 p.m. Sunday.

**16. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15041**

Rezoning Application: 7903-0021-00

ADDRESS: CIVIC/LEGAL
Portion of 2090 - 152 Street/PID: 008-140-081, Parcel A,
Sec. 14, Twp 1, NWD, Ref. Plan 74654

APPLICANT: Gold Key Automotive Ltd.
c/o T. J. Maager Architect
894 Jackson Way
Delta, B.C. V4L 1W4

PROPOSAL: To rezone a portion of the property (shown as Block C and D) from "Highway Commercial Industrial Zone (CHI)" and

"Single Family Residential Zone (RF)" to "Highway Commercial Industrial Zone (CHI)".

The purpose of the rezoning is to permit the development of a parking/vehicle display in conjunction with an existing car dealership.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There was correspondence on table from Howatt Enterprises Ltd. stating concerns regarding the proposed application.

There were no persons present to object to the proposed rezoning application.

**17. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15042**

Rezoning Application: 7903-0002-00

ADDRESS: **CIVIC/LEGAL**
2052 - 152 Street/PID: 003-989-143, Lot 5, Except:
Parcel "PP" (Bylaw Plan 62659), Sec. 14, Twp 1, NWD,
Plan 8429
2064 - 152 Street/PID: 000-599-620, Lot 6, Except:
Parcel MM (Bylaw Plan 62659), Legal Subdivision 12,
Sec. 14, Twp 1, NWD, Plan 8429
2070 - 152 Street/PID: 004-703-715, Lot 7, Except:
Parcel "LL" (Bylaw Plan 62659), Sec. 14, Twp 1, NWD,
Plan 8429
Portion of 2090 - 152 Street/PID: 008-140-081, Parcel A,
Sec. 14, Twp 1, NWD, Ref. Plan 74654

APPLICANT: Ralph Stacey, Roy Stacey and Gold Key Automotive Ltd.
c/o Avenir Developments Ltd.
#78 - 15715 - 34 Avenue
Surrey, B.C. V3S 0J6

PROPOSAL: To rezone the properties at 2050, 2064, 2070 - 152 Street
and a portion of 2090 - 152 Street (shown as Block B) from
"Single Family Residential Zone (RF)" to "Comprehensive
Development Zone (CD)".

PERMITTED USES: The *Lands and structures* shall be used for the following
uses only, or for a combination of such uses:

1. *Multiple unit residential buildings*, provided that all
multiple unit residential buildings shall be occupied

- exclusively by senior citizens and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act on terms acceptable to the City, but specifically excluding a care facility regulated under the Community Care Facility Act, R.S.B.C. 1996 Chapter 60 as amended, and the Hospital Act, R.S.B.C. Chapter 200, as amended.
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
 3. The following uses are permitted, provided that the total floor area does not exceed 325 square metres [3,500 sq.ft.]:
 - (a) *Retail store* limited to the following:
 - (i) *Convenience store*;
 - (ii) Video rental; and
 - (iii) Florist shop;
 - (b) *Personal service uses* limited to the following:
 - (i) Barbershop;
 - (ii) Beauty parlour;
 - (iii) Cleaning and repair of clothing; and
 - (iv) Shoe repair shop.

The purpose of the rezoning is to permit a 129-unit seniors' congregate multiple dwelling residential development.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

There was correspondence on table from Howatt Enterprises Ltd. and E. Neal voicing concerns regarding the proposed application.

Tina David, 2061 - 153 Street, was in attendance and commented that she supported the proposed development, but raised concerns regarding the height of trees to be used for landscaping in order to maintain privacy levels.

Lance Bennett, Architect, was in attendance and introduced Amy Sang, Landscape Consultant, who noted that a dense vegetation buffer had been planned for the buffer area utilizing dogwood beech trees.

18. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15047**

Rezoning Application: 7903-0017-00

- ADDRESS:** **CIVIC/LEGAL**
15343 - 17A Avenue/PID: 009-817-905, Lot 59, Sec. 14,
Twp 1, NWD, Plan 13439
15353 - 17A Avenue/PID: 001-823-574, Lot 60, Sec. 14,
Twp 1, NWD, Plan 13439
15361 - 17A Avenue/PID: 009-817-913, Lot 61, Sec. 14,
Twp 1, NWD, Plan 13439
15369 - 17A Avenue/PID: 000-807-753, Lot 62, Sec. 14,
Twp 1, NWD, Plan 13439
15377 - 17A Avenue/PID: 008-042-667, Lot 63, Sec. 14,
Twp 1, NWD, Plan 13439
15387 - 17A Avenue/PID: 009-817-956, Lot 64, Sec. 14,
Twp 1, NWD, Plan 13439
1793 - 154 Street/PID: 009-817-964, Lot 65, Except:
Parcel A, (By-law Plan 80229), Sec. 14, Twp 1, NWD,
Plan 13439
15368 - 18 Avenue/PID: 009-818-014, Lot 68, Sec. 14,
Twp 1, NWD, Plan 13439
15372 - 18 Avenue/PID: 000-809-519, Lot 67, Sec. 14,
Twp 1, NWD, Plan 13439
15378 - 18 Avenue/PID: 009-817-999, Lot 66, Sec. 14,
Twp 1, NWD, Plan 13439
Portion of Lane /Road dedicated by Plan 13439
- APPLICANT:** Sandra Carpenter and 636717 British Columbia Ltd.
c/o Genex Development Corporation (Steve Barker)
#103 - 2428 King George Highway
Surrey, B.C. V4P 1H5
- PROPOSAL:** To rezone the properties from "Single Family Residential
Zone (RF)" to "Comprehensive Development Zone (CD)".
- PERMITTED USES:** The *Lands* and *structures* shall be used for the following
uses only, or for a combination of such uses:
1. *Multiple unit residential buildings.*
 2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*;
and
 - (b) Do not exceed a total area of 1.5 square
metres [16 sq.ft.] per *dwelling unit*.

The purpose of the rezoning is to permit the development of 89 dwelling units in 2 four-storey buildings with underground parking.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

Allan Peters, Unit 303, 15338 - 18 Avenue was in attendance and commented that he supported the proposed development and noted concerns regarding the back lane and refuse pick-up.

**19. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15048**

Rezoning Application: 7902-0365-00

ADDRESS: CIVIC/LEGAL
3350 - 140 Street/PID: 011-311-762, Parcel "A",
(J132143E) Lot 1, DL 166, Grp. 2, NWD, Plan 8189

APPLICANT: Progressive Construction Ltd.
c/o Coastland Engineering & Surveying Ltd.
(Michael Helle)
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

PERMITTED USES: The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

The purpose of the rezoning is to allow subdivision into 5 suburban single family lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to object to the proposed rezoning application.

**20. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15049A**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15049B**

Rezoning Application: 7902-0208-00

ADDRESS: CIVIC/LEGAL
3240 - 164 Street/PID: 003-085-228, Lot 2, Except:
Firstly: Part Plan LMP27113, Secondly; Part Dedicated
Road Plan LMP54458; Sec. 25, Twp 1, NWD, Plan 71035

APPLICANT: George & Christine McAbney
c/o Michael Sanderson and Eric Aderneck
#201 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: BY-LAW 15049A

To rezone a portion of the property (shown as Block B) from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit subdivision into 2 single family lots.

PERMITTED USES:
The *Lands* and *structures* shall be used for only a *single family dwelling*.

BY-LAW 15049B

To rezone a portion of the property (shown as Block A) from "General Agriculture Zone (A-1)" to "Half-Acre Residential Zone (RH).

The purpose of the rezoning is to allow subdivision into 3 lots and 1 remainder lot.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to object to the proposed rezoning application.

**21. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2003, No. 15056**

APPLICANT: City of Surrey, Council Initiative
14245 - 56 Avenue
Surrey, B.C. V3A 3X2

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended by adding new definitions "Farm-Based Winery" and "Winery, Farm-Based"; Part 5 Parking and Loading/Unloading is amended in Table C.1; Part 10 General Agriculture Zone (A-1) is amended in Sections B. Permitted Uses, F. Yards and Setbacks, G. Height of Buildings, and L. Other Regulations; Part 11 Intensive Agriculture Zone (A-2) is amended in Section B. Permitted Uses, F. Yards and Setbacks, and L. Other Regulations." These amendments are necessary to facilitate the establishment of Farm-Based Winery and Ancillary Uses on A-1 and A-2 Zoned sites within the Agricultural Land Reserve (the "ALR").

The Notice of the Public Hearing was read by the City Clerk.

There were no persons present to object to the proposed rezoning application.

Mayor McCallum called for a short recess at 10:14 p.m. and the meeting reconvened at 10:27 p.m. with all members of Council present.

C. COMMITTEE REPORTS

1. Tourism Advisory Committee - May 21, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the minutes of the Tourism Advisory
Committee meeting held on May 21, 2003, be received.
Carried

RES.R03-1688

Councillor Higginbotham noted the following events:

- The 2010 Olympic Bid will be handed down July 2, 2003.
- The City of Surrey will host Canada Day celebrations on July 1, 2003 at the Cloverdale Millennium Park, featuring many wonderful events.

D. BOARD/COMMISSION REPORTS

1. Board of Variance - April 15, 2003

<p>It was</p> <p>meeting held on April 15, 2003, be received.</p> <p>RES.R03-1689</p>	<p>Moved by Councillor Bose Seconded by Councillor Steele That the minutes of the Board of Variance</p> <p><u>Carried</u></p>
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2. Board of Variance - May 20, 2003

<p>It was</p> <p>meeting held on May 20, 2003, be received.</p> <p>RES.R03-1690</p>	<p>Moved by Councillor Hunt Seconded by Councillor Bose That the minutes of the Board of Variance</p> <p><u>Carried</u></p>
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E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) 50TH ANNIVERSARY OF THE KOREAN WAR
June 26 to July 27, 2003

WHEREAS to honour and pay tribute to 26,791 Canadian service men and women that fought in the Korean War and especially those veterans that are residents or were former residents of the City of Surrey; and

WHEREAS to remember the 516 Canadians that did not return, having made the supreme sacrifice; and

WHEREAS to recognize the great personal sacrifices made and hardships endured by our Korean War veterans and their families; and

WHEREAS to thank our veterans for their unselfish commitment to help others and willingness to accept inherent danger and risk to their own lives and well being; and

WHEREAS to thank these servicemen and women for restoring Freedom and Peace to South Korea;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare June 25 to July 27, 2003 as "50TH ANNIVERSARY OF THE KOREAN WAR" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

There were no items under Councillors' Reports at this time.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of June 23, 2003, were considered and dealt with as follows:

Item No. R136 Land Acquisition for Heron Park: Portion of the Burlington Northern & Santa Fe Railway Company (BNSF) Right-of-Way
File: 8380-287; 0870-20/287

The General Manager, Engineering submitted a report concerning land acquisition for Heron Park.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council authorize the partial
acquisition of PID No. 015-321-169 & PID No. 015-321-134 (portions of The Burlington Northern & Santa Fe Railway Company (BNSF) right-of-way south of Beecher Street) for park/open space as set out in the Crescent Beach Land Use Plan (CBLUP), for the amount of \$102,000.

RES.R03-1691

Carried

Item No. R137 Sale of City Property at 15000 - 54A Avenue
File: 0910-40/38

The General Manager, Engineering submitted a report concerning the sale of City property at 15000 - 54A Avenue.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council approve the purchase price at the appraised value for the sale of City land known as PID No. 025-513-150 and located at 15000 - 54A Avenue, for the amount of \$732,600.

RES.R03-1692

Carried

Item No. R138 Contract Award - MS W07/02: Westpro Constructors Group Ltd.
File: 1202-007; 5250-20-12

The General Manager, Engineering submitted a report concerning the award of Contract MS W07/02. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Price (includes GST)</i>
1. Westpro Constructors Group Ltd.	\$2,296,220.00
2. B. Cusano Contracting Inc.	\$2,314,517.00
3. Sandpiper Contracting Ltd.	\$2,572,546.43
4. Targa Contracting Ltd.	\$2,820,537.12

The Engineer's pre-tender estimate was \$2,102,561.77(includes GST).

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Contract M.S. W07/02 be awarded to the low bidder, Westpro Constructors Group Ltd., in the amount of \$2,296,220.00, including GST.

RES.R03-1693

Carried

Item No. R139 Statement of Financial Information
File: 0022-412; 0125-20 (FIA)

The General Manager, Finance, Technology and Human Resources submitted a report concerning the statement of financial information.

The General Manager, Finance, Technology and Human Resources was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council approve the 2002 "Statement
of Finance Information" as attached in Appendix A.
RES.R03-1694 Carried

Item No. R140 Lifeguard Services, Crescent Beach, Contract 2003-2005
File: 2320-20/C

The City Manager submitted a report concerning lifeguard services at Crescent Beach.

The City Manager was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council approve the Lifeguard
Services at Crescent Beach Agreement with Crescent Beach Life Guarding
Corporation, as attached, for the provision of lifeguard services at Crescent Beach
for 2003 - 2005.
RES.R03-1695 Carried

Staff was requested to provide information regarding lifeguard service standards to Council.

Item No. R141 Establishment of a Special Committee to Resolve
Surrey/GVS&DD Issues in Respect to Delays in Siting the
Surrey Transfer Station
File: 5360-60

Councillor Hunt reported for disclosure purposes, that he is the Chair of the GVRD, but that he is first and foremost an elected official of the City of Surrey, and as such does not believe he is in a position of conflict of interest.

The City Solicitor submitted a report to establish a Special Committee of Council to resolve the City and the GVS&DD's financial issues in respect of delays in siting the Surrey Transfer.

The City Solicitor was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council adopt the By-law attached as
 Appendix "A" to this report to establish a special committee of Council (the
 "Special Committee") and delegate to it the power to resolve the issue of
 apportionment of the costs incurred by both the City of Surrey (the "City") and
 the Greater Vancouver Sewerage & Drainage District (the "GVS&DD") as a
 result of delays in establishing the Surrey Transfer Station.

RES.R03-1696

Defeated with Councillors Bose, Watts,
 Villeneuve, and Priddy against. (Did not
 receive the necessary 2/3 majority vote)

Item No. R142 Proposed Amendments to Surrey Zoning By-law to
 Regulate Private Liquor Stores
 File: 4320-50; 3900-20-12000; 3900-20-5942

The General Manager, Planning & Development submitted a report to obtain
 Council approval to proceed with changes to the Surrey Zoning By-law to address
 recent changes in the Provincial liquor licensing regulations. Specifically, this
 report recommends a regulatory framework, through amendments to the City's
 Zoning By-law, to control the location of licensee retail stores (i.e., "private liquor
 stores").

The General Manager, Planning & Development was recommending approval of
 the recommendations outlined in his report.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council:

1. Receive this report as information;
2. Approve amendments to Surrey Zoning By-law, 1993, No. 12000 and
 Surrey Zoning By-law, 1979, No. 5942, (the "Zoning By-law") as
 documented in Appendix I, including adding a definition for "Liquor
 Store", adding a new definition for "Retail Store" which specifically
 excludes a liquor store use as a retail store and adding "liquor store" as a
 permitted use in combination with a liquor-primary licensed establishment
 in the "Community Commercial" (C-8) Zone and the "Town Centre
 Commercial" (C-15) Zone; and
3. Instruct the City Clerk to bring forward the necessary amendment by-laws
 for the required readings and to set a date for the related Public Hearing.

RES.R03-1697

Carried with Councillor Priddy against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Contract M.S. 1702-008-01 be awarded
to the low bidder, Aggressive Roadbuilders Ltd., in the amount of \$1,787,649.00,
including GST.

RES.R03-1699

Carried

H. BY-LAWS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 36
Amendment By-law, 2003, No. 15032"

7902-0379-00 - Sukhbir and Sukhraj Brar, Ranjit and Sukhjit Saraon, Manjit Gill,
c/o Ranjit Saraon

To amend "By-law 12900" as amended, in Division A. of Schedule B Temporary
Use Permit Areas, under the heading Temporary Industrial Use Permits by adding
new Temporary Industrial Use Permit Area No. 12 "Temporary Truck Parking
Facility" to allow the temporary parking and storage of vehicles including trucks
on the property located at 12486 - 108 Avenue for a period not to exceed two
years.

Approved by Council: May 26, 2003

Note: A Temporary Industrial Use Permit (7902-0379-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.2(a) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 36 Amendment By-law, 2003, No. 15032"
pass its third reading.

RES.R03-1700

Carried with Councillor Bose against.

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 80 Amendment
By-law, 2003, No. 15037"

7902-0351-00 - Frasersview Terrace Ltd., c/o Matthew Cheng, Architect

To authorize the redesignation of the property located at 11251 - 132 Street from
Commercial (COM) to Multiple Residential (RM).

Approved by Council: May 26, 2003

This by-law is proceeding in conjunction with By-law 15038.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 80 Amendment By-law, 2003, No. 15037" pass its
third reading.

RES.R03-1701

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15038"

7902-0351-00 - Fraserview Terrace Ltd., c/o Matthew Cheng, Architect

CD (BL 13192) to RM-30 (BL 12000) - 11251 - 132 Street - to permit the
development of a 48-unit townhouse project.

Approved by Council: May 26, 2003

This by-law is proceeding in conjunction with By-law 15037.

Note: A Development Variance Permit (7902-0351-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(a) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15038" pass its third reading.

RES.R03-1702

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15050"

7902-0295-00 - 646902 B.C. Ltd., c/o Matthew Cheng

RF (BL 12000) to RM-30 (BL 12000) - 13909 and 13919 - 102 Avenue -
to permit the development of 35 townhouse units in Surrey City Centre.

Approved by Council: June 9, 2003

Note: A Development Variance Permit (7902-0295-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(b) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15034" pass its third reading.
RES.R03-1706 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15035"

7903-0100-00 - Westminster Credit Union, Balwinder and Rajinder Jagdeo,
Sansar Johal, Dalbir and Balwinder Johal,
c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 6725 and 6745 - 152 Street, and
15124 - 68 Avenue - to permit the development of approximately 29
single family residential lots.

Councillor Hunt left the meeting at 11:13 p.m. due to a potential conflict of
interest as he lives in the immediate vicinity.

Approved by Council: May 26, 2003

It was Moved by Councillor Bose
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15035" pass its third reading.
RES.R03-1707 Carried

Councillor Hunt returned to the meeting at 11: 16 p.m.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15036"

7903-0029-00 - Ronald and Norma Fujikawa

RA (BL 12000) to RF (BL 12000) - 7395 - 148 Street - to allow
subdivision into approximately 6 single family lots.

Approved by Council: May 26, 2003

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15036" pass its third reading.
RES.R03-1708 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15040"

7902-0392-00 - Robert and Geraldine O'Brien, Panorama Village Homes Ltd., William Piercy, James and May Sullivan, Surrey Cedar Ltd., Amrik and Balwinder Bath, Sunjeev and Sukhjinder Bath, Tarsam Bath, Robert Marlow, c/o Lilian Arishenkoff, Polygon Development 148 Ltd.

RA and IL (BL 12000) to CD (BL 12000) - 6147, 6165, 6177, 6187, 6197, 6219, 6225, 6279, 6311 - 152 Street, 6332 - 150 Street, Portion of 6172 - 150 Street - to permit the development of 3 townhouse projects comprised of approximately 460 townhouse units.

Approved by Council: May 26, 2003

Note: Council is advised that the legal descriptions of the properties at 6332 - 150 Street and a Portion of 6172 - 150 Street in the proposed CD By-law contained errors. It is requested that Council amend By-law 15040 by replacing the legal descriptions for these properties in Section 1(a) of the by-law with the following:

"Parcel Identifier: 011-057-581
Lot 21 Except: Firstly; Parcel A (Reference Plan 11526),
Secondly; Part Red on Plan with Bylaw filed 35265, Section 10
Township 2 New Westminster District Plan 3981

6332 - 150 Street

A Portion of Parcel Identifier 002-640-236 Lot C Except Part Subdivided by Plan 32092; Section 10 Township 2 New Westminster District Plan 13385 shown in heavy outline on Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by R.J. Esson, B.C.L.S., on the 14th day of May, 2003, containing 1,510 square metres, called Block A and more particularly described as follows:

Portion of 6172 - 150 Street"

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15040" pass its third reading, as amended.

RES.R03-1709

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15055"

7903-0079-00 - Dorothy Hunt and Maurice Taylor, City of Surrey,
c/o Ekam Development Ltd. (Jagdip Sivia and Mike Weir)

RA (BL 12000) to RF-12 (BL 12000) - 7398 - 124 Street and Portion of
7378 - 124 Street to permit subdivision into 29 single family lots.

Approved by Council: June 9, 2003

It was
No. 12000, Amendment By-law, 2003, No. 15055" pass its third reading.

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
Carried

RES.R03-1710

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15033"

7903-0027-00 - Palwinder and Jasmeet Sehmbi, c/o Avnash Banwait, Mainland
Engineering Corporation

RA (BL 12000) to RF (BL 12000) - 9381 - 160 Street - to allow
subdivision into approximately four single family lots.

Approved by Council: May 26, 2003

It was
No. 12000, Amendment By-law, 2003, No. 15033" pass its third reading.

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
Carried

RES.R03-1711

It was
regarding 93A Avenue.

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That staff report back on the concerns raised

RES.R03-1712

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15044"

7903-0003-00 - William Lee and Huan Ci Zhuo, c/o Holden Yip

RA (BL 12000) to CD (BL 12000) - 18582 - 68 Avenue - to allow
subdivision into approximately 69 small urban lots.

Approved by Council: June 9, 2003

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15044" pass its third reading.
 RES.R03-1713 Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 81 Amendment By-law, 2003, No. 15051"

7902-0086-00 - Rodeo Motor Inn Ltd., c/o David Eaton, Coast Architectural Group

To authorize the redesignation of the property located at 5940 - 176 Street from Multiple Residential (RM) to Town Centre (TC).

Approved by Council: June 9, 2003

This by-law is proceeding in conjunction with By-law 15052.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 81 Amendment By-law, 2003, No. 15051" pass its third reading.
 RES.R03-1714 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15052"

7902-0086-00 - Rodeo Motor Inn Ltd., c/o David Eaton, Coast Architectural Group

R-F (BL 5942) to CD (BL 12000) - 5940 - 176 Street - to permit the development of a mixed-use multiple residential/commercial development in Cloverdale Town Centre.

Approved by Council: June 9, 2003

This by-law is proceeding in conjunction with By-law 15051.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15052" pass its third reading.
 RES.R03-1715 Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15054"

7902-0304-00 - 423108 B.C. Ltd., City of Surrey, c/o Carson Nofle & Focus Architecture

P-D (BL 5942), RS (BL 5942) and RA (BL 12000) to RM-30 (BL 12000) and RA (BL12000) - Portion of 6614 - 186 Street and 6700 - 186 Street - to permit the development of approximately 198 townhouse units and future development of a park on a portion of the site.

Approved by Council: June 9, 2003

Note: A Development Variance Permit (7902-0304-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c) of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15054" pass its third reading.

RES.R03-1716

Carried

15. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 79 Amendment By-law, 2003, No. 15030"

7902-0155-00 - Torvan Developments Ltd., c/o Ken Schaeffers,
Torvan Developments and c/o Rick Johnson

To authorize the redesignation of the site on properties located at 3257 - 152 Street, 3287 - 152 Street, Portion of 3238 Croyden Drive, 3258 Croyden Drive, and Portion of Croyden Drive from Suburban (SUB) to Commercial (COM).

Approved by Council: May 26, 2003

This by-law is proceeding in conjunction with By-law 15031.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 79 Amendment By-law, 2003, No. 15030" pass its third reading.

RES.R03-1717

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15031"

7902-0155-00 - Torvan Developments Ltd., c/o Ken Schaeffers,
Torvan Developments and c/o Rick Johnson

RA (BL 12000) to CD (BL 12000) - 3258 Croyden Drive,
3257 - 152 Street, 3287 - 152 Street, Portion of 3238 Croyden Drive, and
Portion of Croyden Drive - to permit the development of a car wash and
oil change facility and a Keg restaurant.

Approved by Council: May 26, 2003

This by-law is proceeding in conjunction with By-law 15030.

Note: A Development Variance Permit (7902-0155-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(d) of this
agenda.

It was
No. 12000, Amendment By-law, 2003, No. 15031" pass its third reading.
RES.R03-1718

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15041"

7903-0021-00 - Gold Key Automotive Ltd., c/o T.J. Maager Architect

CHI and RF (BL 12000) to CHI (BL 12000) - (Blocks C and D) - Portion
of 2090 - 152 Street - to permit the development of a parking/vehicle
display in conjunction with an existing car dealership.

Approved by Council: May 26, 2003

This by-law is proceeding in conjunction with By-law 15042.

It was
No. 12000, Amendment By-law, 2003, No. 15041" pass its third reading.
RES.R03-1719

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
Carried

- 17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15042"

7903-0002-00 - Ralph and Roy Stacey, Gold Key Automotive Ltd.,
c/o Avenir Developments Ltd.

RF (BL12000) to CD (BL12000) - (Blocks A and B) - 2052, 2064,
2070 - 152 Street, and Portion of 2090 - 152 Street - to permit a 129-unit
seniors' congregate multiple dwelling residential development.

Approved by Council: May 26, 2003

This by-law is proceeding in conjunction with By-law 15041.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15042" pass its third reading.

RES.R03-1720

Carried

- 18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15047"

7903-0017-00 - 636717 British Columbia Ltd., Sandra Carpenter,
c/o Steve Barker (Genex Development Corp.)

RF (BL 12000) to CD (BL 12000) - 15368, 15372, 15378 - 18 Avenue,
1793 - 154 Street, 15343, 15353, 15361, 15369, 15377,
15387 - 17A Avenue, Portion of lane - to permit the development of
89 dwelling units in 2 four-storey buildings with underground parking.

Approved by Council: June 9, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15047" pass its third reading.

RES.R03-1721

Carried

- 19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15048"

7902-0365-00 - Progressive Construction Ltd., c/o Michael Helle,
Coastland Engineering & Surveying Ltd.

RA (BL 12000) to CD (BL 12000) - 3350 - 140 Street - to allow
subdivision into 5 suburban single family lots.

Approved by Council: June 9, 2003

- 21. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15056"

3900-20-15056/3900-20-12000 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended by adding new definitions "Farm-Based Winery" and "Winery, Farm-Based"; Part 5 Parking and Loading/Unloading is amended in Table C.1; Part 10 General Agriculture Zone (A-1) is amended in Sections B. Permitted Uses, F. Yards and Setbacks, G. Height of Buildings, and L. Other Regulations; Part 11 Intensive Agriculture Zone (A-2) is amended in Section B. Permitted Uses, F. Yards and Setbacks, and L. Other Regulations. These amendments are necessary to facilitate the establishment of Farm-Based Winery and Ancillary Uses on A-1 and A-2 Zoned sites within the Agricultural Land Reserve (the "ALR").

Approved by Council: June 9, 2003
Corporate Report Item L009

This By-law is proceeding in conjunction with By-law 15057.

RES.R03-1725	It was No. 12000, Text Amendment By-law, 2003, No. 15056" pass its third reading.	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15056" pass its third reading. <u>Carried</u>
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RES.R03-1726	It was No. 12000, Text Amendment By-law, 2003, No. 15056" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15056" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. <u>Carried</u>
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FINAL ADOPTIONS

- 22. "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment By-law, 2003, No. 15022"

3900-20-15022/7902-0240-00 - Regulatory By-law Text Amendment

"Surrey Subdivision and Development By-law, 1986, No. 8830" as amended, is further amended in Table 1, Table 2, and Table 3 to incorporate the "Single Family Residential (9) Coach House Zone (RF-9C)".

Approved by Council: May 12, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Subdivision and Development
By-law, 1986, No. 8830, Amendment By-law, 2003, No. 15022" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-1727 Carried

23. "Surrey Land Use and Development Applications Fees Imposition By-law, 1993,
No. 11631, Amendment By-law, 2003, No. 15023"

3900-20-15023/7902-0240-00 - Regulatory By-law Text Amendment

"Surrey Land Use and Development Applications Fees Imposition By-law, 1993,
No. 11631" as amended, is further amended in Schedule One, Section I.(a), and
Notes to Schedule I to incorporate the "Single Family Residential (9) Coach
House Zone (RF-9C)".

Approved by Council: May 12, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use and Development
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law,
2003, No. 15023" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.
RES.R03-1728 Carried

24. "Highway and Traffic By-law, 1997, No. 13007, Amendment By-law, 2003,
No. 15024"

3900-20-15024/7902-0240-00 - Regulatory By-law Text Amendment

"Highway and Traffic By-law, 1997, No. 13007" as amended, is further amended
in Part VI General Regulations, sub-section 81(1) Driveways to incorporate the
"Single Family Residential (9) Coach House Zone (RF-9C)".

Approved by Council: May 12, 2003

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That "Highway and Traffic By-law, 1997,
No. 13007, Amendment By-law, 2003, No. 15024" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-1729 Carried

25. "Surrey Sign By-law, 1999, No. 13656, Amendment By-law, 2003, No. 15025"

3900-20-15025/7902-0240-00 - Regulatory By-law Text Amendment

"Surrey Sign By-law, 1999, No. 13656" as amended, is further amended in Part 4 under Signs in Residential Zones, sub-section 21(1) and under Permit Required, sub-section 23(1) to incorporate the "Single Family Residential (9) Coach House Zone (RF-9C)".

Approved by Council: May 12, 2003

It was Moved by Councillor Bose
 Seconded by Councillor Tymoschuk
 That "Surrey Sign By-law, 1999, No. 13656,
 Amendment By-law, 2003, No. 15025" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.

RES.R03-1730

Carried

26. "Surrey Development Cost Charge By-law, 2002, No. 14650, Amendment By-law, 2003, No. 15026"

3900-20-15026/7902-0240-00 - Regulatory By-law Text Amendment

"Surrey Development Cost Charge By-law, 2002, No. 14650" is hereby amended in Schedule B - Rows 5 and 10, and in Schedule C to incorporate the "Single Family Residential (9) Coach House Zone (RF-9C)".

Approved by Council: May 12, 2003

It was Moved by Councillor Bose
 Seconded by Councillor Tymoschuk
 That "Surrey Development Cost Charge
 By-law, 2002, No. 14650, Amendment By-law, 2003, No. 15026" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1731

Carried

27. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14826"

7902-0217-00 - Harjinder S. Matharu, Bindoo Dalvir K. Matharu, Gurchan Kaur, Charanjit S. Matharu, Kulwant K. Matharu, Gurbakhash S. Ubhi, Tejwinder K. Ubhi, Gurjit S. Matharu, Pervinder K. Matharu, Parminder S. Bhupal, Harvinder S. Dhaliwal, Gurbaldev S. Mann, c/o Dhaliwal & Associates Land Surveying

RA (BL 12000) to RF (BL 12000) - 6961, 6989, and 7017 - 126 Street - to permit subdivision into approximately 18 single family lots plus open space.

Approved by Council: October 7, 2002

- * Planning & Development advise that (reference memorandum dated June 20, 2003, in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

The Building Scheme does not permit in-ground basement homes to be constructed on Lots 1, 14, 15 and 16 that front or flank onto 126 Street. Basement entry style homes are permitted to be constructed on Lots 1, 14 and 16 only.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14826" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1732

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7902-0351-00**
Fraserview Terrace Ltd.
c/o Matthew Cheng, Architect
11251 - 132 Street

To reduce the front yard setback requirement from 7.5 metres (25 ft.) to 6.5 metres (21 ft.), and to reduce the side yard setback requirement along a flanking street from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to permit the development of a 48-unit townhouse project.

Note: See By-law 15038, Item H.2 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0351-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R03-1733

Carried

(b) **Development Variance Permit No. 7902-0295-00
646902 B.C. Ltd.
c/o Matthew Cheng, Architect
13909 & 13919**

To relax requirements as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- (b) To reduce the rear yard setback, from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) for Building E shown on to Schedule A;
- (c) To reduce the rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building B shown on Schedule A;
- (d) To reduce the side yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) Building B shown on Schedule A the and 3.8 metres (12 ft.) for balconies; and
- (e) To reduce the side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building A shown on Schedule A and 4.8 metres (15 ft.) for balconies.

To permit the development of 35 townhouse units in Surrey City Center.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0295-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R03-1734

Carried

Note: See By-law 15050, Item H.3 of this agenda.

- (c) **Development Variance Permit No. 7902-0304-00**
423108 B.C. Ltd. and City of Surrey
c/o Carson Noffle & Focus Architecture
Portion of 6614 - 186 Street & 6700 - 186 Street

To relax requirements as follows:

- (a) To reduce the setback of the projecting columns to the north property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (b) To reduce the setback of the projecting columns to the southwest property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (c) To reduce the setback of the projecting columns to the south property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (d) To reduce the setback of the projecting columns to the southeast property line from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.); and
- (e) To allow two visitor parking stalls in the northwest corner of the site to be located within the required setback..

To permit approximately 198 townhouse units and future development of a park site.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0304-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R03-1735

Carried

Note: See By-law 15054, Item H.14 of this agenda.

- (d) **Development Variance Permit No. 7902-0155-00**
B.C. Transportation Financing Authority and
Torvan Developments Ltd.
c/o Torvan Developments (Ken Schaeffers) and
c/o Rick Johnson
 Portion of 3238 Croydon Drive, 3258 Croydon Drive,
 3257 & 3287 - 152 Street, and Portion of Croydon Drive

To relax requirements as follows:

- (a) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the west elevation of the oil change building shown on Schedule A, which forms part of this permit.
- (b) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the west elevation of the car wash building shown on Schedule A, which forms part of this permit.
- (c) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the northeast elevation of the Keg restaurant building shown on Schedule A which forms part of this permit

To permit the development of a car wash and oil change facility and a Keg restaurant and additional business identification fascia signs.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit

No. 7902-0155-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

Before the question was called, the Chair noted that the motion would be divided to authorize the Mayor and Clerk to sign each Variance in the Development Variance Permit:

- (a) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the west elevation of the oil change building shown on Schedule A, which forms part of this permit.
Carried with Mayor McCallum against.
- (b) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the west elevation of the car wash building shown on Schedule A, which forms part of this permit.
Carried with Mayor McCallum against

RES.R03-1736

RES.R03-1737

RES.R03-1738

- (c) To permit one (1) sign on a lot line which is not a lot frontage to allow a fascia sign on the northeast elevation of the Keg restaurant building shown on Schedule A which forms part of this permit

Carried

- (e) **Development Variance Permit No. 7903-0120-00**
Columbia River Shake & Shingle Ltd.,
c/o Allan Bose, Teal Cedar Products Ltd.
 17755 Triggs Road

To relax requirements as follows:

- (a) To waive extension of the sanitary sewer main and utilize a septic holding tank;
- (b) To waive the requirement to provide curb and gutter, sidewalk and street lighting along the Triggs Road frontage; and
- (c) To waive the requirement to provide street lighting along 104 Avenue frontage.

The proposal is to permit the development of an approximately 17,660-square metre (190,100 sq.ft.) small log processing building in 3 phases.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
 No. 7903-0120-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R03-1739

Carried

- (f) **Development Variance Permit No. 7903-0092-00**
Mill & Timber Products Ltd.
c/o Charan Pohar
 12745 - 116 Avenue

To relax the requirement to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot, and fronting 116 Avenue, 126A Street and 128 Street; and to allow outdoor storage of any goods, materials or supplies between the front of

the principal building and 126A Street, to permit the replacement of a lumber sorter building.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit

No. 7903-0092-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R03-1740

Carried

- (g) **Development Variance Permit No. 6993-0205-01
635160 B.C. Ltd.
c/o Clarence Arychuk, Hunter Laird Engineering Ltd.
16676 - 84 Avenue**

To relax the minimum site area requirement of the RF-G Zone from 1 hectare (2.5 acres) to 0.63 hectare (1.55 acres) to allow completion of the associated rezoning and subdivision into eight (8) single family lots.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Development Variance Permit

No. 6993-0205-01 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R03-1741

Carried

- (h) **Development Variance Permit No. 7903-0173-00
Hardev, Kiranjeet & Jagir Bal
c/o Greater Vancouver Regional District
Portion of 5434 - 164 Street**

To reduce the minimum side yard setback requirement on a flanking street (164 Street) from 12 metres (40 ft.) to 9 metres (30 ft.) to permit the development of a sanitary sewer overflow storage facility on the northern portion of the lot.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0173-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R03-1742

Carried

Note: See separate correspondence item in the binder flap regarding this
 Development Variance Permit.

- (i) **Development Variance Permit No. 7903-0170-00**
South Point Annex (2) Ltd.
South Point Annex (3) Ltd.
c/o Gerry Olma
 2990 and 3002 - 152 Street

To relax requirements as follows:

- (a) To reduce the minimum front (152 street) yard setback from
 5.5 metres (18 ft.) to 3 metres (10 ft.) for 3010 - 152 Street
 (Building B);
- (b) To reduce the minimum side (north) yard setback from 7.5 metres
 (25 ft.) to 1.2 metres (4 ft.) for 3010 - 152 Street (Building B); and
- (c) To reduce the minimum rear (north) yard setback from 7.5 metres
 (25 ft.) to 6 metres (20 ft.) for 2990-152 Street (Building D).

The proposal is to permit the development of Buildings B, C and D in a
 commercial development as per attached site plan.

No concerns had been expressed by abutting property owners prior to
 printing of the Agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No.7903-0170-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R03-1743

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7902-0379-00**
Ranjit and Sukhjit Saraon, Sukhbir and Sukhraj Brar, and
Manjit Gill, c/o Ranjit Saraon
 12403 Old Yale Road and 12486 - 108 Avenue

"That Temporary Industrial Use Permit No. 7902-0379-00 be issued to Ranjit and Sukhjit Saraon, Sukhbir and Sukhraj Brar and Manjit Gill to allow the temporary parking and storage of vehicles including trucks, on both lots on the site, more particularly described as North 346.37 Feet, Lot B, EXCEPT: Part Subdivided by Plan 28323, Section 20, Block 5 North, Range 2 West, New Westminster District, Plan 3231, for a period not to exceed two years, and that the Mayor and Clerk be authorized to sign the necessary documents."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Temporary Industrial Use Permit
 No. 7902-0379-00 be referred back to Planning & Development to ensure
 all outstanding issues have been dealt with.

RES.R03-1744

Carried

Note: See By-law 15032, Item H.1 of this agenda.

- (b) **Temporary Commercial Use Permit No. 7900-0090-00**
Cho & Hae Kim
c/o Kevin Kim
 4947 - 192 Street

"That Temporary Commercial Use Permit No. 7900-0090-00 be issued to Cho & Hae Kim to permit development of a 35-tee golf driving range in the ALR, more particularly described as Lot 1, Section 4, Township 8, New Westminster District, Plan LMP25004, for a period not to exceed two years, and that the Mayor and Clerk be authorized to sign the necessary documents."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Temporary Commercial Use Permit
 No. 7900-0090-00 be referred back to Planning & Development to ensure
 all outstanding issues have been dealt with.

RES.R03-1745

Carried

3. Council Meetings - July & September, 2003

File: 0550-01.

Memorandum from the City Clerk recommending that Council approve the recommended changes to the meeting schedule for July and September, 2003.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That Council approve the following
recommended changes to the meeting schedule for July and September, 2003:

<i>July Schedule</i>	<i>Meeting</i>	<i>Proposed New July Schedule</i>
July 7	Regular Council Land Use Regular Council	July 7 Regular Council Land Use Regular Council
July 14	NO MEETINGS	July 14 Council-in-Committee Regular Council
July 21	Regular Council Land Use Regular Council PH	July 21 Regular Council Land Use Regular Council PH
July 24	NO MEETINGS	July 24 10:00 a.m. Regular Council
July 28	Council-in-Committee Regular Council	NO MEETINGS
Sept. 8	Regular Council Land Use Regular Council	Sept. 8 Regular Council Land Use Regular Council PH
Sept. 15	Council-in-Committee Regular Council	Sept. 15 Council-in-Committee Regular Council
Sept. 22	NO MEETING (UBCM)	Sept. 22 NO MEETING (UBCM)
Sept. 29	Regular Council Land Use Regular Council PH	Sept. 29 Regular Council Land Use Regular Council PH

RES.R03-1746

Carried

J. CORRESPONDENCE

CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

ACTION ITEMS

1. Letter dated June 17, 2003, from **Debra Hauptman, Vice President, Whalley Business Association Society**, advising that the 2003/2004 Preliminary Year One Budget was unanimously passed at their June 16, 2003 Special General Meeting and submit the 2003/2004 Budget for Council approval.
File: 0250-20

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That Council approve the 2003/2004 Budget
for the Whalley Business Improvement Association.

RES.R03-1747

Carried

K. NOTICE OF MOTION

1. **Municipal Police Force**

Councillor Watts requested the Notice of Motion regarding the Municipal Police Force be removed from the agenda.

2. **South Fraser Community Services Gateway Homeless Shelter**

File: 4815-30

At the June 16, 2003 Regular Council meeting, Councillor Villeneuve submitted the following Notice of Motion:

"THAT Surrey Council work with Surrey MLAs to provide year-round provincial funding for the South Fraser Community Services Gateway Homeless Shelter beds."

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Surrey Council work with Surrey
MLAs to provide year-round provincial funding for the South Fraser Community
Services Gateway Homeless Shelter beds.

Before the question was called:-

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the matter be referred to staff for report

back to Council.

RES.R03-1748

Carried with Councillors Bose, Villeneuve,
Watts and Priddy against.

L. ANY OTHER COMPETENT BUSINESS

**1. Development Permit 7902-0170-00
13374 King George Highway**

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council:

1. rescind Resolution R03-1362 of the May 26, 2003 Council minutes which defeated a motion to authorize staff to draft a Development Permit for application No. 7902-0170-00 for property at 13374 King George Highway.
2. authorize staff to draft the Development Permit No. 7902-0170-00 in general accordance with the drawings attached to the Planning report that was considered by Council at its May 26, 2003 Regular Council meeting.
3. instruct staff to resolve the following issues prior to the approval of the Development Permit:
 - (a) ensure that all Engineering requirements and issues including restrictive covenants, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) ensure the applicant registers a Restrictive covenant on title that prohibits the services bays to be used for major vehicle overhauls, vehicle bodywork and the painting of vehicles; and

4. instruct staff to bring forward for Council's consideration appropriate recommendations for rezoning "CHI" zoned sites in the City Centre area so as to eliminate uses that are inconsistent with the vision for City Centre.

RES.R03-1749

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That Council:

1. Rescind Resolution No. R03-1362; and
2. Authorize staff to process Development Permit No. 7902-0170-00.

RES.R03-1750

Carried

2. Traffic Concerns - 32 Avenue and 152 Street -

Councillor Watts requested that staff review traffic concerns in the area of 32 Avenue and 152 Street.

3. Barriers at 156 Street

Councillor Watts requested information regarding the installation of barriers at 156 Street.

4. Grandview Heights Corridor Meetings

Councillor Watts requested an update on the status of the Grandview Heights Corridor meetings.

5. South Westminster Area

Councillor Bose requested information regarding the status of the South Westminster area.

M. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Regular Council - Public Hearing

meeting do now adjourn.

RES.R03-1751

Carried

The Regular Council- Public Hearing adjourned at 11:57 p.m.

Certified correct:

City Clerk

Mayor